

MONTGOMERY COUNTY PLANNING COMMISSION
August 20, 2014 @ 7:00 P.M.
Board Room, Government Center
755 Roanoke Street, Christiansburg, VA

A G E N D A

CALL TO ORDER:

DETERMINATION OF A QUORUM:

APPROVAL OF AGENDA:

APPROVAL OF CONSENT AGENDA:

PUBLIC ADDRESS:

OLD BUSINESS:

NEW BUSINESS:

- Appointment of Chair & Vice Chair
- New PC Members
- Resolutions for Rice & Donahue

WORK SESSION:

- Zoning Ordinance Amendment Discussion

LIAISON REPORTS:

- Board of Supervisors – Chris Tuck
- Agriculture & Forestal District – Vacant
- Blacksburg Planning Commission – Coy Allen
- Christiansburg Planning Commission – Cindy Disney
- Economic Development Committee – Trey Wolz
- Public Service Authority – Vacant
- Parks & Recreation – Scott Kroll
- Radford Planning Commission – Frank Lau
- School Board – Bryan Katz
- Tourism Council – Vacant
- Planning Director's Report

MEETING ADJOURNED:

UPCOMING MEETINGS:

- September 10, 2014 Planning Commission Public Hearing (7:00 PM)
- September 17, 2014 Planning Commission Regular Meeting (TBD)

**MONTGOMERY COUNTY PLANNING COMMISSION
CONSENT AGENDA
August 20, 2014**

A. APPROVAL OF MINUTES

- June 11, 2014

ISSUE/PURPOSE:

The above listed minutes are before the Planning Commission for approval.

B. SCHEDULE THE FOLLOWING ITEMS FOR PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION ON SEPTEMBER 10, 2014 AND BOARD OF SUPERVISORS ON SEPTEMBER 22, 2014:

No public hearings to be scheduled

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON JUNE 11, 2014 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER:

Mr. Rice, Chair, called the meeting to order.

DETERMINATION OF A QUORUM:

Ms. Disney established the presence of a quorum.

Present: Bryan Rice, Chair
Frank Lau, Vice-Chair
Cindy W. Disney, Secretary
Coy Allen, Member
Bryan Katz, Member
Scott Kroll, Member
Trey Wolz, Member
Chris Tuck, Board of Supervisors Liaison
Karen Drake, Planning Director
Brea Hopkins, Development Planner
Erin Puckett, Senior Program Assistant

Absent: Sonia Hirt, Member
Dari Jenkins, Planning & Zoning Administrator

The Commission held a moment of silence for Joel Donahue.

Mr. Rice commented that he enjoyed getting to know Mr. Donahue.

Mr. Lau added that Mr. Donahue was a driving force behind the local AARP tax preparation program.

APPROVAL OF AGENDA:

On a motion by Mr. Allen, and seconded by Mr. Katz and unanimously carried, the agenda was approved with a change in the order of the two work session items, and the addition of new business to discuss the changes in Commission officers.

APPROVAL OF CONSENT AGENDA:

On a motion by Mr. Katz, and seconded by Mr. Allen and unanimously carried, the consent agenda was approved with the following changes to the minutes of May 21st.

Ms. Puckett was the individual who established the presence of a quorum.

The language describing the motion on the ordinance amendment regarding contractor's service establishments was modified to clarify that the intention was to modify the definition to not allow outdoor storage except by special use permit.

PUBLIC ADDRESS:

Mr. Rice opened the public address, however, there being no comments the public address was closed.

OLD BUSINESS:

None presented.

WORK SESSION:

One a motion by Mr. Kroll, seconded by Ms. Disney, and unanimously carried the Commission entered into work session.

Clean Earth Fill

Ms. Drake recapped the fill site discussion from the May 21st Planning Commission meeting, stating that the intent is to set some restrictions on the large clean earth fill sites in the county to mitigate impacts such as dust, road wear and tear, noise, etc. During the discussion, the Commission brought up the issue of distinguishing between large commercial fill operations and smaller fill projects so as to not negatively impact the latter. The Commission also mentioned that the proposed regulations should be written in such a way that they do not overlap with existing state and local regulations.

Ms. Drake presented aerials of an existing fill site. Ms. Drake then introduced Beth Lohman, Environmental Program Planner with DEQ.

Ms. Lohman discussed the state solid waste regulations found in Chapter 81 of the Code of Virginia. She explained that DEQ also has new regulations regarding clean fill. She defined inert debris, which includes vegetative debris and construction and demolition debris (CDD). She further explained that any concrete has to be clean and rebar has to be cut off flush with the edge of the concrete. Concrete, asphalt, glass, etc. is considered uncontaminated solid waste. She explained that using rocks, brick, dirt, broken concrete, glass, porcelain and road pavement as clean fill is conditionally exempt from state regulations. She showed images of some of the compliant inert debris sites. She further explained that DEQ does not restrict setbacks, signage, screening, hours of operation, etc., so these may be items to consider under the proposed ordinance amendment.

Mr. Wolz asked for details on DEQ's enforcement authority for existing fill sites.

Ms. Lohman stated that enforcement starts with a warning letter. If the property does not comply, a notice of violation is issued. If the site still does not comply, DEQ will negotiate a consent order and penalty.

Mr. Kroll asked what course of action is possible from a county perspective if a property owner violates their SUP.

Ms. Drake stated that the SUP can be revoked, and if the violation continues the property owner may be taken to court and charged with civil penalties. The proposed ordinance amendment gives the county a way to enforce fill sites beyond those enforcements by DEQ or through county stormwater and/or E&S regulations.

Mr. Kroll stated that it seems there are multiple ways to enforce these sites but the issue may be limited staff.

Ms. Lohman said that the Virginia Code allows for local enforcement of solid waste management regulations. Under state statute, the locality could collect its own penalties.

Mr. Rice commented that the proposed definition does not include the inert material allowed by DEQ, and he has concerns about precluding concrete, rock, etc.

Mr. Kroll agreed that the proposed definition is very narrow, which may cause issues as to what can actually be regulated under the proposed amendments. He added that he would like clarification as to how this helps regulate land use. For example, are hours of operation, levels of dust, noise, etc. already regulated on a typical construction site, and if so, how would this fill activity be differentiated?

Ms. Drake stated that an approved site plan would exempt sites from the requirements of the proposed ordinance. For example, if there is already an approved subdivision, shopping center, etc., the fill activity would be exempted. Those sites that do fall under the regulations could be regulated in terms of hours, noise, etc., depending on the surrounding land uses.

Mr. Rice expressed a concern that if a private residence is being constructed, they may be exempted from the ordinance, but the site where they are taking fill to may not be, as it may not have an active building permit. He asked if the ordinance amendment might distinguish between commercial and non-commercial uses in some way in order to prevent unintended consequences for smaller, private fill activities. He suggested that non-commercial uses be exempted from the regulations regardless of scope.

Ms. Drake stated that they would be exempt as long as there is an approved site plan, subdivision plat, or active building permit.

Mr. Wolz commented that this does not solve the problem that Mr. Rice brings up. One site may have an approved site plan or permit but if that property owner wishes to give fill material to a farm, for example, with no active permit, the regulations should not prevent that farmer from accepting fill without an SUP.

Ms. Drake said that the question then may be the amount. What volume or number of trucks, for example, should be exempt under the regulations?

Mr. Rice stated that the need for an E&S permit will occur at a certain volume or area anyway.

Mr. Kroll commented that the county should ensure that they are not just preventing the unwanted fill activities but also allowing them where appropriate. He added that at a certain point, an E&S permit will be required anyway, and questioned whether the additional regulations would really help in that case. Erosion & Sediment control, nuisance regulations, and state requirements may regulate these uses enough.

Ms. Drake stated that because large fill sites are not explicitly permitted anywhere in the ordinance, they are all currently illegal. The purpose of this amendment is to determine where (A-1 zoning) and how (by SUP) these uses should be allowed.

Mr. Rice stated that there is a need to allow and regulate commercial landfills, but questioned whether there is any need to regulate the small residential fill activities.

Mr. Kroll added that at the previous Planning Commission meeting there was discussion as to whether all of the listed requirements should be required for all applications, or if they may be required based on the situation.

Mr. Katz suggested that they may want to have the applicant state what the impact is for each item, even if they don't propose to "fix" each item. Then the Planning Commission and Board of Supervisors can determine which requirements will be necessary for that case.

Ms. Drake added that this list will help staff in evaluating the application, and also gives the applicant a good idea of what items may need to be taken into consideration.

Mr. Kroll agreed that the applicant should be required to address each item, even if the answer is "N/A".

Mr. Rice said that there is also a need to ensure that the requirements don't seem so intense that an applicant will not wish to proceed.

Mr. Kroll asked if the engineered certified plan is necessary for all sites.

Mr. Katz added that some of the requirements seemed to go beyond planning and land use regulation.

Ms. Drake said that she would discuss all of the requirements with the County Attorney.

Mr. Rice stated that as they are right now, the proposed requirements appear to be prohibitively expensive.

Mr. Wolz asked if the requirements might be limited to commercial sites only, and/or if "temporary" clean earth fill sites might be defined as another use with fewer requirements.

Mr. Kroll and Mr. Rice agreed that designating between commercial and private fill may be wise.

Mr. Katz added that the County should be careful in how "commercial" is defined. While the Commission will understand the intent, others may not unless it is clearly defined.

Mr. Wolz suggested that they could possibly differentiate between the uses based on the size of the disturbed area and/or the type of fill.

Mr. Katz asked what threshold should be set for private fill, as this could change based on the size of the parcel.

Ms. Drake mentioned that Darren Greer, a local farmer, had contacted staff and voiced concerns that if he's just moving dirt on his own property, he does not want to be held to these regulations. If a property owner is just moving fill on their own site, they would not need a SUP.

Mr. Kroll commented that if someone is buying a house and bringing in fill from outside, it sounds like under the proposed ordinance their site would require a SUP as they may not have a permit yet.

Mr. Katz reiterated that the simplest solution may be to define and differentiate between commercial and noncommercial uses, with a SUP required for all commercial fill uses to allow the Commission to review them.

Mr. Wolz agreed, stating that this solution would appear to meet the original goals of the amendment without overly regulating these uses.

Ms. Drake stated that she will take all comments and discussion into consideration and work on new language to bring back to the Commission at a later meeting.

Contractor's Service Establishments

Ms. Drake referred the Commission to the zoning table, which indicated the size of various zoning districts in the county and what contractor-related uses were allowed.

Mr. Rice expressed concerns that currently a contractor looking to open a business would have a limited amount of acreage where these uses are allowed, and there may be other districts, such as Community Business (CB) and General Business (GB), where these uses should be allowed.

Mr. Katz suggested adding the contractor's service establishment (without outdoor storage) to those uses allowed by-right in GB as he feels that would fit well with other allowed uses.

Mr. Kroll stated that he feels any changes should reflect some level of consistency. For example, if the Commission would like to see service establishments allowed by right in GB and CB, and with outdoor storage by SUP in these same districts, then M-L and M-1 should have those same uses. He also proposed allowing offices by-right in M-1.

Mr. Katz inquired as to whether contractor's service establishments may also be appropriate in A-1 since not all of them have many customers coming on site.

Ms. Hopkins cautioned that there are infrastructure limitations in most areas zoned A-1, especially in terms of public water and sewer. She also advised that the Commission consider the Comprehensive Plan as to where the county has stated that they want to direct growth.

Mr. Rice stated that business uses should not be promoted in A-1 zones.

Mr. Wolz said that limited business uses may be appropriate, such as a landscaping business.

Mr. Kroll asked if a landscaping business would be a contractor's service establishment, or a different use.

Ms. Hopkins said that normally it would fall under a contractor's storage yard, but could possibly be a service establishment depending on several factors.

Mr. Katz commented that the Commission may eventually want to evaluate all allowed uses in A-1; however, for now service establishments should be added as a use allowed by SUP since there are similar uses allowed currently. He added that staff should look at some other localities, such as Prince William, Culpeper, Strasburg, and Spotsylvania, as these all define outdoor storage. Loudoun County allows contractor's service establishments in some districts with a percent size restriction on outdoor storage.

Mr. Rice added that the amount of outdoor storage is something that can be evaluated through the SUP process.

Mr. Kroll suggested that staff also look at adjacent localities to see how their ordinances compare to what is proposed for the county.

Ms. Drake said that this discussion will be taken into consideration and staff will develop a new suggested ordinance amendment for discussion and public hearing at a later date.

On a motion by Mr. Katz, seconded by Mr. Allen and unanimously carried, the Commission came out of work session.

NEW BUSINESS:

Mr. Rice reminded the Commission that this is his last meeting as Chair and asked staff what the process is at this time to fill his position.

Ms. Drake stated that she has reviewed the bylaws with the County Attorney and confirmed that the Vice Chair moves into the Chair position and appoints a new Vice Chair. New officers will then be elected at the end of the year.

LIAISON REPORTS:

- Board of Supervisors – Chris Tuck reported that he was not in attendance at the last meeting. However, he stated that the Prices Fork rezoning request had passed by a 6-0 vote. He further reported that the Board of Supervisors has been interviewing candidates for two Planning Commissioner positions.
- Agriculture & Forestal District – No report.
- Blacksburg Planning Commission – No report.
- Christiansburg Planning Commission – No report.
- Economic Development Committee – Bryan Rice reported that the Mayor of Christiansburg spoke at the last meeting. He discussed the Wilson Farm Master Plan as well as the work on the Huckleberry Trail.

Mr. Wolz agreed to take over as Economic Development Liaison in Mr. Rice's absence.

- Public Service Authority – No report.
- Parks & Recreation – Scott Kroll reported that the discussion revolved around the lack of funding and resources.
- Radford Planning Commission – No report.
- School Board – Bryan Katz reported that he attended the June 4th meeting, at which they distributed awards and recognitions. There was discussion regarding staff benefits as well as a new initiative examining the historical impacts of Brown v. Board of Education in the county.
- Tourism Council – No report.
- Planning Director's Report – Karen Drake stated that she had attended the Blacksburg Long Range Planning Committee meeting at which there was much discussion of the Prices Fork area. She also reported that the Verizon SUP request will go back to the Board of Supervisors for action on June 23rd. A press release had been sent out about the tower request, and an article had appeared in The Burgs. There is also one Agricultural and Forestal District coming up for renewal, which will come to the Planning Commission for a public hearing in late summer or early fall. She added that there will be a memorial service for Mr. Donahue on Saturday, June 14th.

MEETING ADJOURNED:

There being no further business the meeting was adjourned at 9:58 PM.

RESOLUTION

WHEREAS, Bryan Rice has provided dedicated and distinguished service to the people of Montgomery County as a member of the Montgomery County Planning Commission from 2006 to 2014; and

WHEREAS, Mr. Rice has provided leadership while serving as Chair (2010-2011; 2013-2014) of the Planning Commission; and

WHEREAS, Mr. Rice's commitment to better planning is evidenced by his service as liaison to the Christiansburg Planning Commission, Tourism Council and the Economic Development Commission, and by his certification by the Citizens Planning and Education Association of Virginia; and

WHEREAS, the wise council of Mr. Rice has always been for the betterment of the citizens of Montgomery County;

NOW THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Commission hereby expresses its appreciation to Bryan Rice for eight (8) years of outstanding service to the people of Montgomery County.

Frank Lau, Chair

Scott Kroll, Vice-Chair

Cindy W. Disney, Secretary

Coy Allen

Sonia Hirt

Steve Howard

Bryan Katz

Bob Miller

Trey Wolz

Chris Tuck, Board Liaison

RESOLUTION OF APPRECIATION

JOEL A. DONAHUE

WHEREAS, Joel Donahue has provided dedicated and distinguished service to the people of Montgomery County as a member of the Montgomery County Planning Commission from June 15, 2010 until his death on June 6, 2014; and

WHEREAS, Mr. Donahue provided leadership while serving as Vice-Chair (2012-2013) of the Planning Commission; and

WHEREAS, Mr. Donahue's commitment to better planning is evidenced by his service as liaison to the Agricultural and Forestal District Advisory Committee and the Public Service Authority and by his certification by the Citizens Planning and Education Association of Virginia; and

WHEREAS, the wise council of Mr. Donahue, which has always been for the betterment of the citizens of Montgomery County, will be missed by his fellow Planning Commissioners and Planning Staff.

NOW THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Commission hereby expresses its appreciation for the outstanding, and dedicated service Joel Donahue provided to the people of Montgomery County.

Frank Lau, Chair

Scott Kroll, Vice-Chair

Cindy W. Disney, Secretary

Coy Allen

Sonia Hirt

Steve Howard

Bryan Katz

Bob Miller

Trey Wolz

Chris Tuck, Board Liaison

2014 Commonwealth Planning and Zoning Conference

Oct 12-14, 2014

Hilton Richmond Hotel & Spa

12042 W Broad St Richmond, VA, 23233

Phone: 804-364-3600

Registration Options

Full Conference	\$ 295.00
Sun. and Mon. Only	\$ 225.00
Monday Only	\$ 170.00

2014 Commonwealth Planning and Zoning Conference

OCTOBER 12 • SUNDAY

B Board Meeting **C** Concurrent **K** Keynote **N** Networking **R** Registration **W** Workshop

1:00pm –	R Registration	Hilton Richmond Hotel & Spa
4:30pm	Check into the 2014 CPZC to receive your name badge and conference information packet.	
2:00pm –	W Chairperson's School	Hilton Richmond Hotel & Spa
5:00pm	The Chairperson's School is an advanced session for persons holding a position of leadership on a local commission or board. Attendees will be given technical and leadership training meant to enhance their ability to serve in their role.	
5:00pm –	N Dinner on your own	Hilton Richmond Hotel & Spa
7:15pm –	K Welcome to RVA!	Hilton Richmond Hotel & Spa
8:45pm	A presentation by the Richmond PDC highlighting recent regional planning efforts, challenges, and aspirations for a making the region diverse and globally competitive. Special attention will be paid to the Capital Region Collaborative, a regional planning effort.	

OCTOBER 13 • MONDAY

TBA	R Registration	Hilton Richmond Hotel & Spa
	Check in to the 2014 CPZC to receive your name badge and conference information packet.	
7:30am –	N Breakfast	Hilton Richmond Hotel & Spa
8:30am –	C Giving Your Plan and Development Codes A Check-Up: The Role of a Diagnostic Exercise	Hilton Richmond Hotel & Spa
10:00am	This session will outline steps a locality can use to assess the health and continued well-being of their local plan and development codes (zoning and subdivision).	
8:30am –	C Planning for Wireless Communication: Issues and Opportunities	Hilton Richmond Hotel & Spa
10:00am	This session will highlight the newest regulations and developments impacting master planning for the next generation of wireless communication sites and facilities.	
8:30am –	C Planning in the Cloud: Public engagement and participation tools	Hilton Richmond Hotel & Spa
10:00am	This session explores the use of web-based technologies in local planning processes. New applications tools enable citizens to more fully participate in comprehensive planning, infrastructure and economic development activities. Several tools will be highlighted for attendees to explore on their own.	
8:30am –	C Reading and Understanding Site Plans and Development Plans	Hilton Richmond Hotel & Spa
10:00am	This session will help planning commissioners understand the language and symbols associated with site plans as well as what to look for when reviewing plans and development proposals.	
10:00am –	N Refreshment Break	Hilton Richmond Hotel & Spa
10:30am		
10:30am –	C By-Right Development Requests and Rezoning Requests	Hilton Richmond Hotel & Spa
12:00pm	How They Differ and How to Handle Each. This session will highlight the actions a planning commission is legally required to witness with both types of requests.	
	C Fracking: Separating Fact from Fiction	Hilton Richmond Hotel & Spa

10:30am – 12:00pm	Fracking is shorthand for a drilling method that uses pressurised fluids to fracture rock insitu to extract underground energy and other resources. There are many questions about the impacts of this drilling method on the environment and community well-being. This session will provide the best available technical information on the subject. Additionally, policy tools will be explored to assist localities better balance practice with other community goals.	
10:30am – 12:00pm	C Planning at the Edge: The Henrico, Goochland, and Hanover Connection This session will review the meteoric rise of "Short Pump" as metro Richmond's shopping mecca. The session will also examine the impact the "Short Pump" transformation has had in Henrico County as well as neighboring Hanover and Goochland Counties. This session will provide an informative and probing overview of the issues that will be featured in the afternoon mobile session.	Hilton Richmond Hotel & Spa
10:30am – 12:00pm	C Planning in the Cloud: The many uses of maps This session explores the use of maps and mapping technologies in local planning processes. New mapping tools enable citizens to more fully participate in comprehensive planning, infrastructure and economic development activities. Several tools will be highlighted for attendees to explore on their own.	Hilton Richmond Hotel & Spa
12:00pm – 1:30pm	N LUEP Luncheon	Hilton Richmond Hotel & Spa
1:45pm – 3:15pm	C Connecting with the Public, Working with the Media As a public official your opinion will be sought by constituents and by the media. In this session, best practices will be presented on how to handle your role as a public official both on and off camera. Additionally, public notice can sometimes be a challenge. This session will feature a dialog among planners and media professionals to surface new ideas that may improve the public notice process.	Hilton Richmond Hotel & Spa
1:45pm – 3:15pm	W Planning at the Edge Mobile Workshop A bus tour of the Shortpump and Innsbrook area. Attendees will explore the area from a planning perspective. Local planning officials will talk about planning processes and tools used to generate the area plan, its vision, implementation, and unanticipated consequences. Lessons learned may be useful to those communities	Hilton Richmond Hotel & Spa
1:45pm – 3:15pm	W Planning in the Cloud: Hands on A hands on exploration of MindMixer and other technologies. Get to know this software for use in your next comprehensive plan update, or other planning project.	Richmond Center, Room 306
3:15pm – 3:30pm	N Refreshment Break	Hilton Richmond Hotel & Spa
3:30pm – 5:00pm	C Connecting with the Public, Working with the Media, continued As a public official your opinion will be sought by constituents and by the media. In this session, best practices will be presented on how to handle your role as a public official both on and off camera. Additionally, public notice can sometimes be a challenge. This session will feature a dialog among planners and media professionals to surface new ideas that may improve the public notice process.	Hilton Richmond Hotel & Spa
3:30pm – 5:00pm	W Planning at the Edge Mobile Workshop, continued A bus tour of the Shortpump and Innsbrook area. Attendees will explore the area from a planning perspective. Local planning officials will talk about planning processes and tools used to generate the area plan, its vision, implementation, and unanticipated consequences. Lessons learned may be useful to those communities	Hilton Richmond Hotel & Spa
3:30pm – 5:00pm	W Planning in the Cloud: Hands on, continued A hands on exploration of MindMixer and other technologies. Get to know this software for use in your next comprehensive plan update, or other planning project.	Richmond Center, Room 306
	N Commonwealth Reception	Hilton Richmond Hotel & Spa

6:15pm – Join us for refreshments and networking. Celebrate the voice and culture of planning commissioners. Be part of the community that is bringing Virginia's future into the present!

7:15pm

7:00pm – **K PlanVirginia Banquet** Hilton Richmond Hotel & Spa

9:00pm Tom Silvestri, formerly of the Richmond Times Dispatch, speaks on the history of Richmond's planning culture. Everyone knows Richmond as a place where history happened but fewer realize the role of the place itself in history. How has it changed over the years? How did it respond to the major events and trends over the years? Discover a new perspective in this engaging talk.

OCTOBER 14 • TUESDAY

7:30am – **N Breakfast** Hilton Richmond Hotel & Spa

8:30am

8:30am – **C Making Findings and Substantively Correct Decisions** Hilton Richmond Hotel & Spa

10:00am This session will outline the steps and actions a planning commission and a governing body that will produce legally defensible actions and decisions.

8:30am – **C Options for Stormwater Planning** Hilton Richmond Hotel & Spa

10:00am In this session attendees will be presented with the current regulatory requirements for storm water management.

8:30am – **C Overcoming the Challenges of Community Design: A Visualization Exercise**

10:00am The majority of development in Virginia over the next 20 years is expected to occur in the currently undeveloped areas around urban areas. These areas often find themselves caught between the interests of developers and citizens seeking to preserve the rural character of their locality. This session will explore this development challenge. Attendees will learn how to conduct a visual preference survey and participate in the exercise themselves, as participants.

10:00am – **N Refreshment Break** Hilton Richmond Hotel & Spa

10:30am

10:30am – **C Ask an Expert Panel** Hilton Richmond Hotel & Spa

12:00pm Bring your planning related questions and have a discussion with highly respected land use attorneys and land use education professionals. You may not receive advice that constitutes legal advice but you will get the chance to explore a topic of your choice with the brightest minds in the state.

10:30am – **C Managing the Fiscal Side of Planning** Hilton Richmond Hotel & Spa

12:00pm This session will highlight the important role the CIP plays in community planning in addition to outline steps localities can take to show that comp planning helps pay for itself.

10:30am – **C Planning Innovations: What Commissioners, Planners and Elected Officials Need to Know**

12:00pm New planning and zoning techniques and practices are popping up in Virginia and elsewhere. This session will identify the latest innovations and will highlight ways they can be applied locally

12:00pm – **N Conference Ends (Hand in Evaluation Forms!)** Hilton Richmond Hotel & Spa

12:30pm

12:30pm – **B PlanVirginia Executive Board Meeting** Hilton Richmond Hotel & Spa

2:00pm